

# INDUSTRIAL-FLEX SUBLEASE OPPORTUNITY

DIVERSE RANGE OF  
OPTIONS AVAILABLE

2004 & 2022 Van Buren Avenue

INDIAN TRAIL, NC



COMMISSION OFFERED TO COOPERATING BROKERS

TRINITY  
PARTNERS

# Highlights



Exclusive opportunity to sublease all or part of highly desirable warehouse/flex space in one of Union County's premier industrial parks. The base lease term has nine years remaining, with a minimum sublease term of five years.

## 2022 Van Buren

**20,939 SF Available**

59% Office

41% Warehouse

**1.90 Acres**

**19' to 20' Clear Height**

**2 Loading Docks | 3 Drive-Ins**

**Office Only HVAC**

**Metal Standing Seam Roof**

**New Private LTE/Cellular Network Available**

## 2004 Van Buren

**24,125 SF Available**

3% Office

97% Warehouse

**2.19 Acres**

**25' Clear Height**

**3 Loading Docks | 1 Drive-In**

**Office Only HVAC**

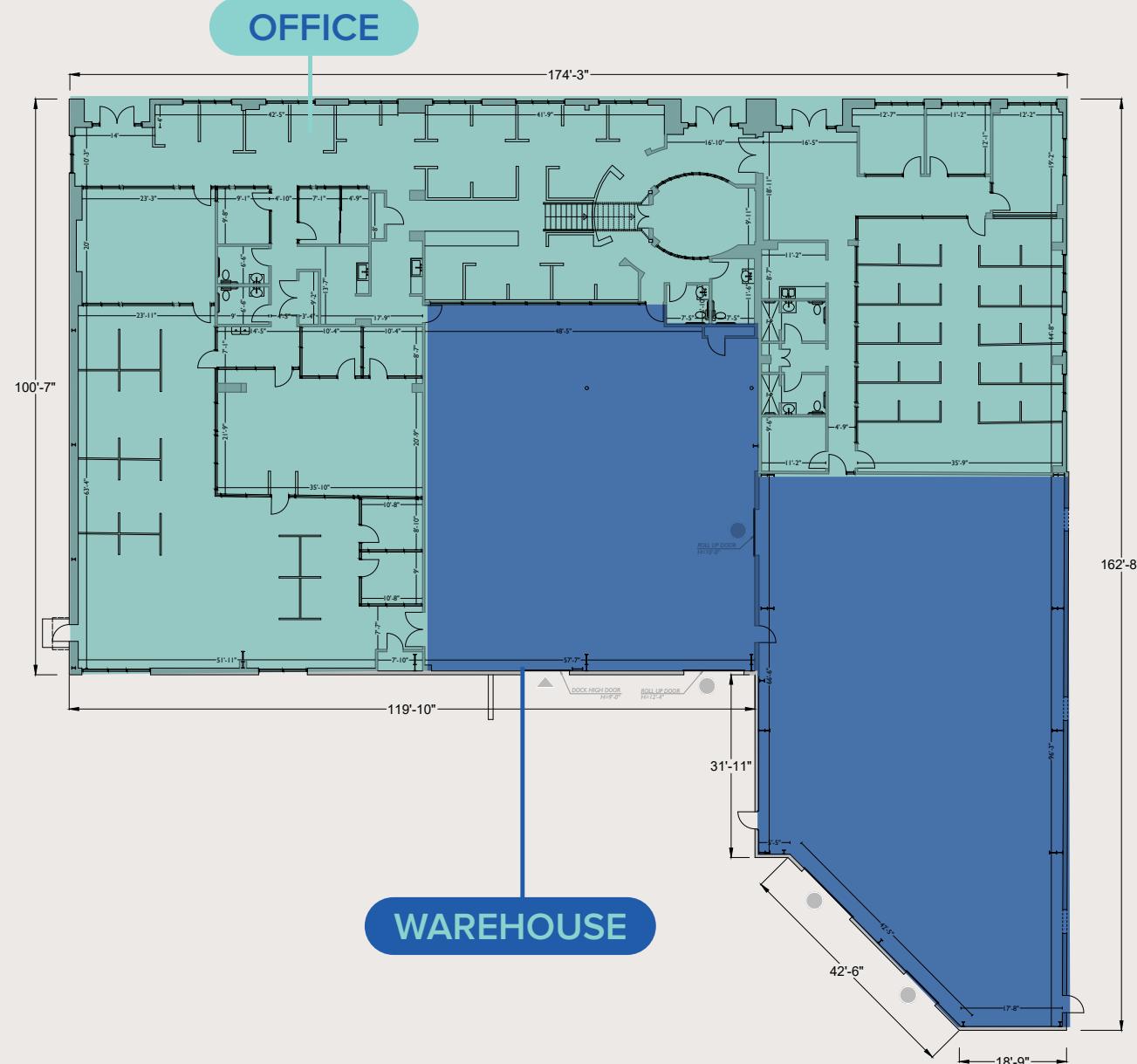
**Metal Standing Seam Roof**

**New Private LTE/Cellular Network Available**

# Floor Plan

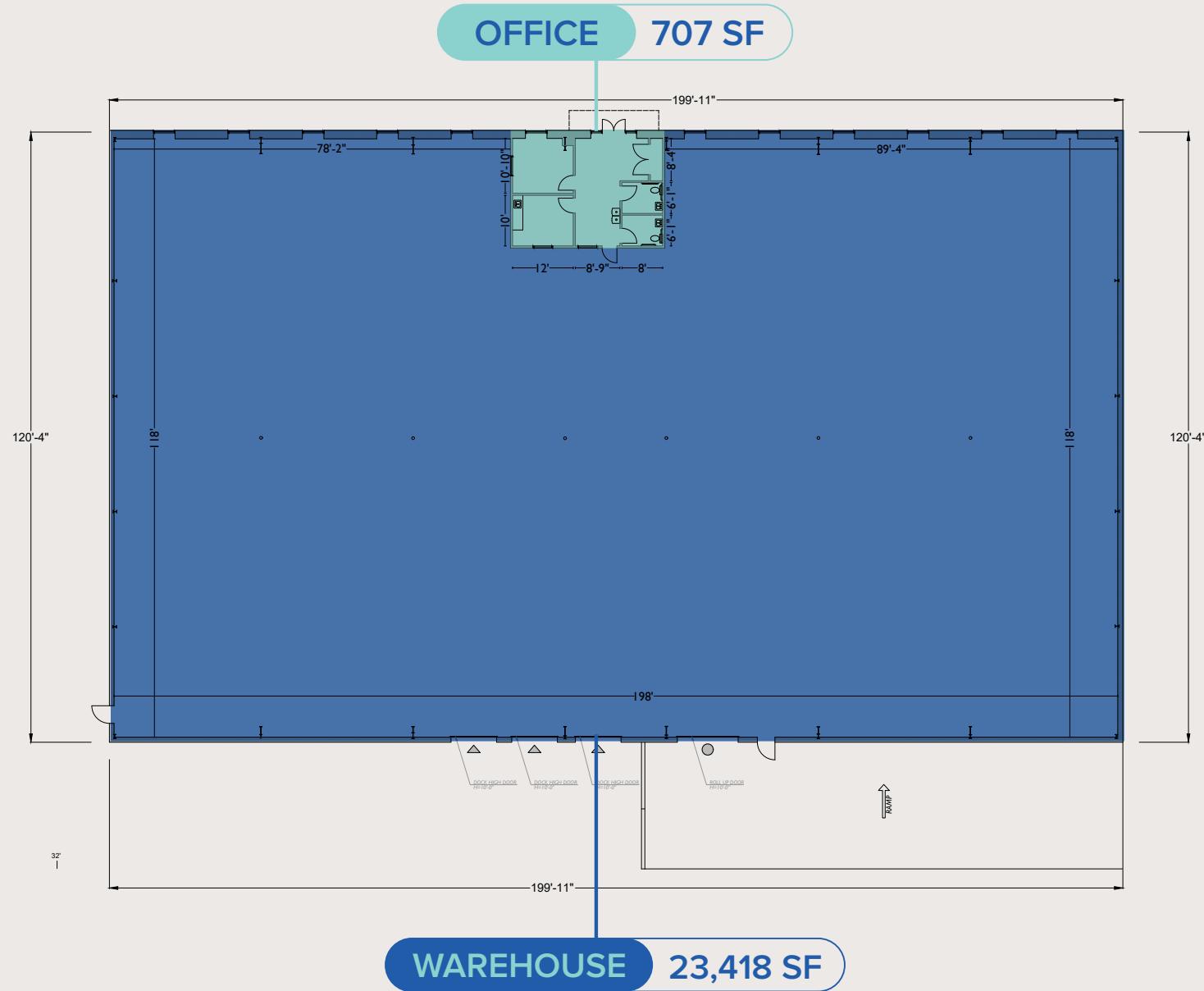
# 2022 VAN BUREN

## 20,939 SF



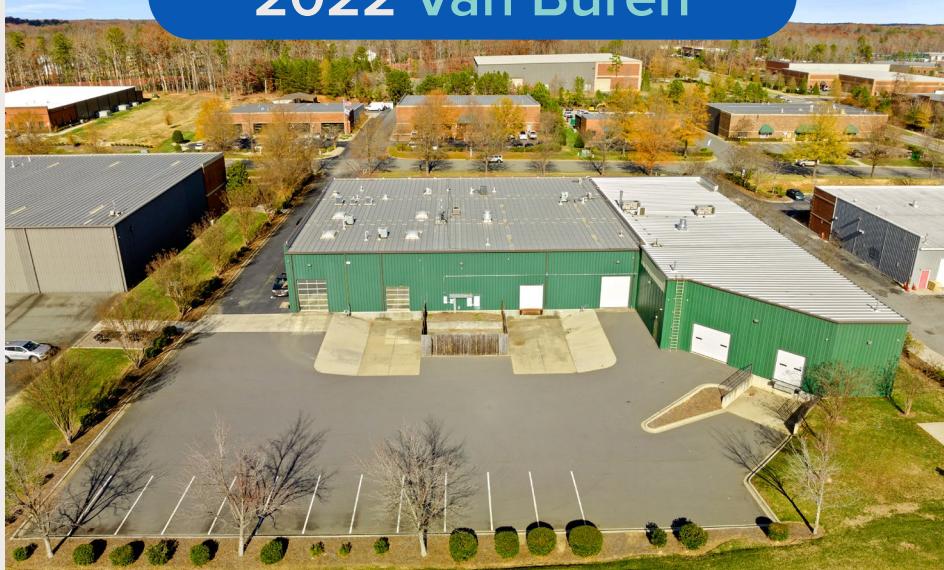
# Floor Plan

2004 VAN BUREN  
24,125 SF

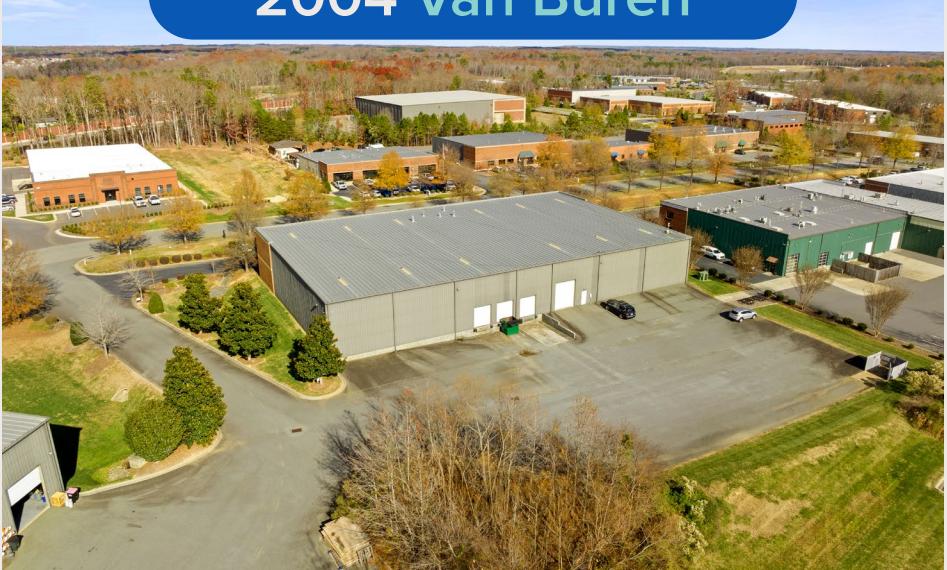


# Highlights

2022 Van Buren



2004 Van Buren



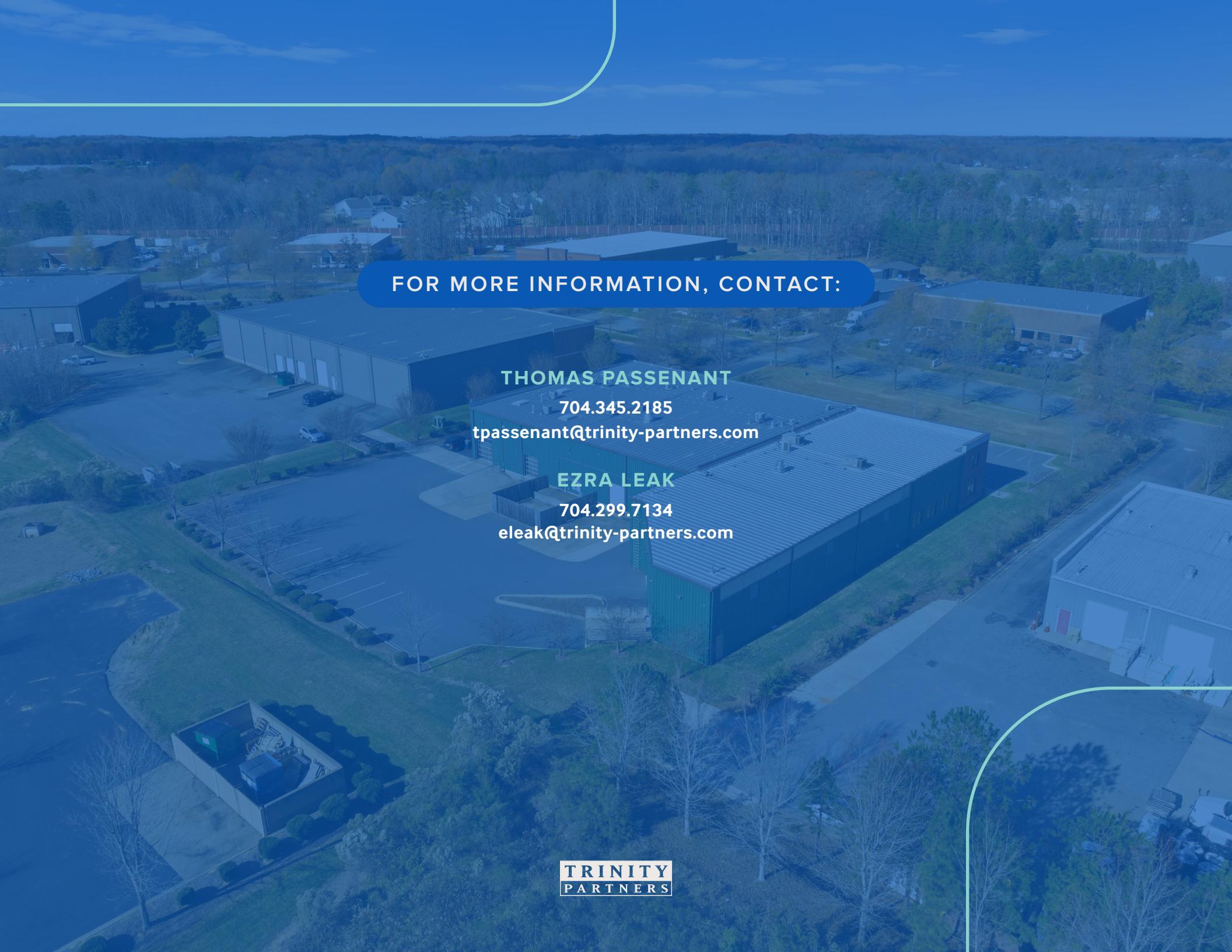
# Location

UNION COUNTY SUBMARKET  
PROXIMITY TO I-485 AND MONROE  
EXPRESSWAY (HIGHWAY 74 BYPASS)



# Surrounding Area





FOR MORE INFORMATION, CONTACT:

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**TRINITY**  
PARTNERS